HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Lethbridge CMA

Date Released: Third Quarter 2018

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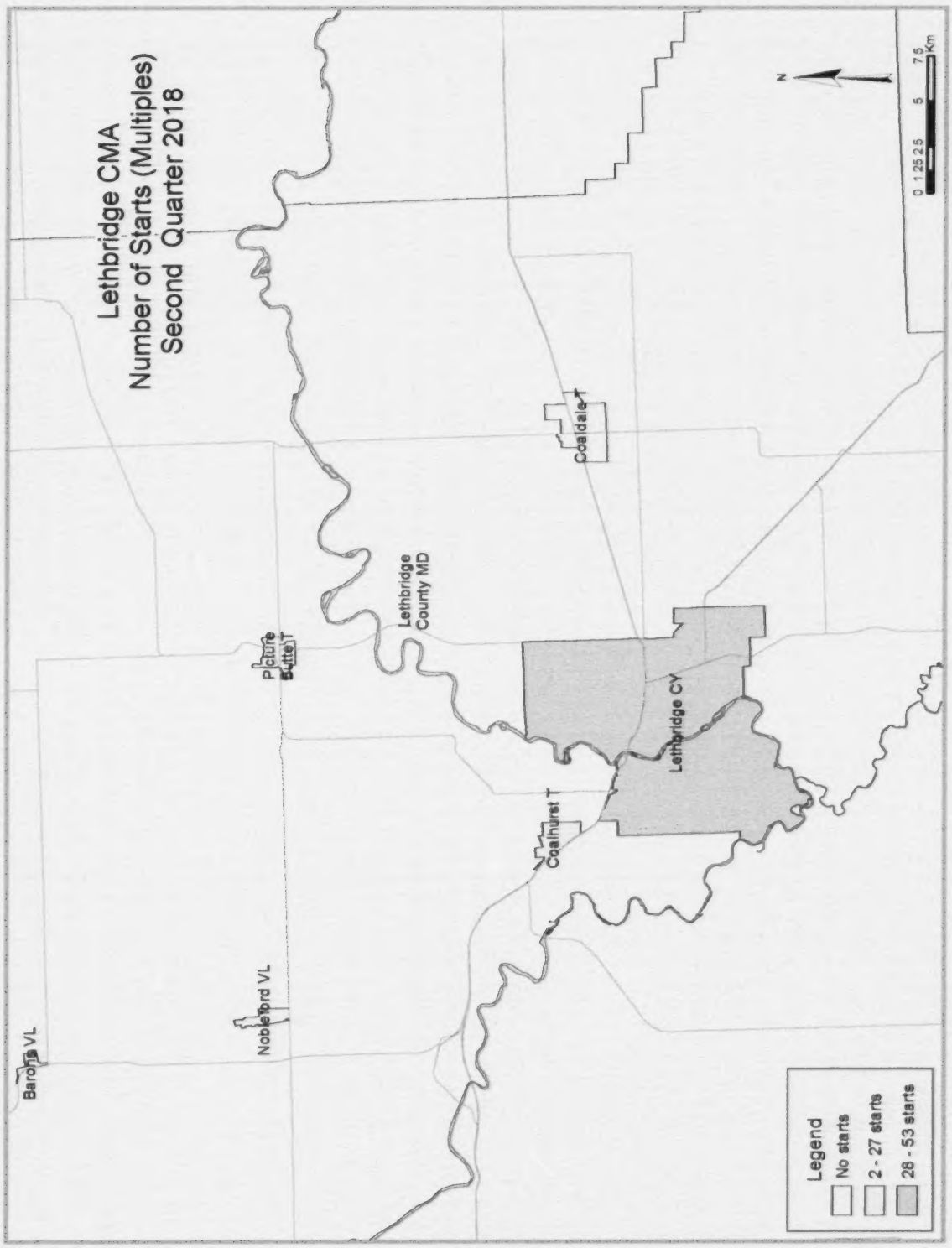
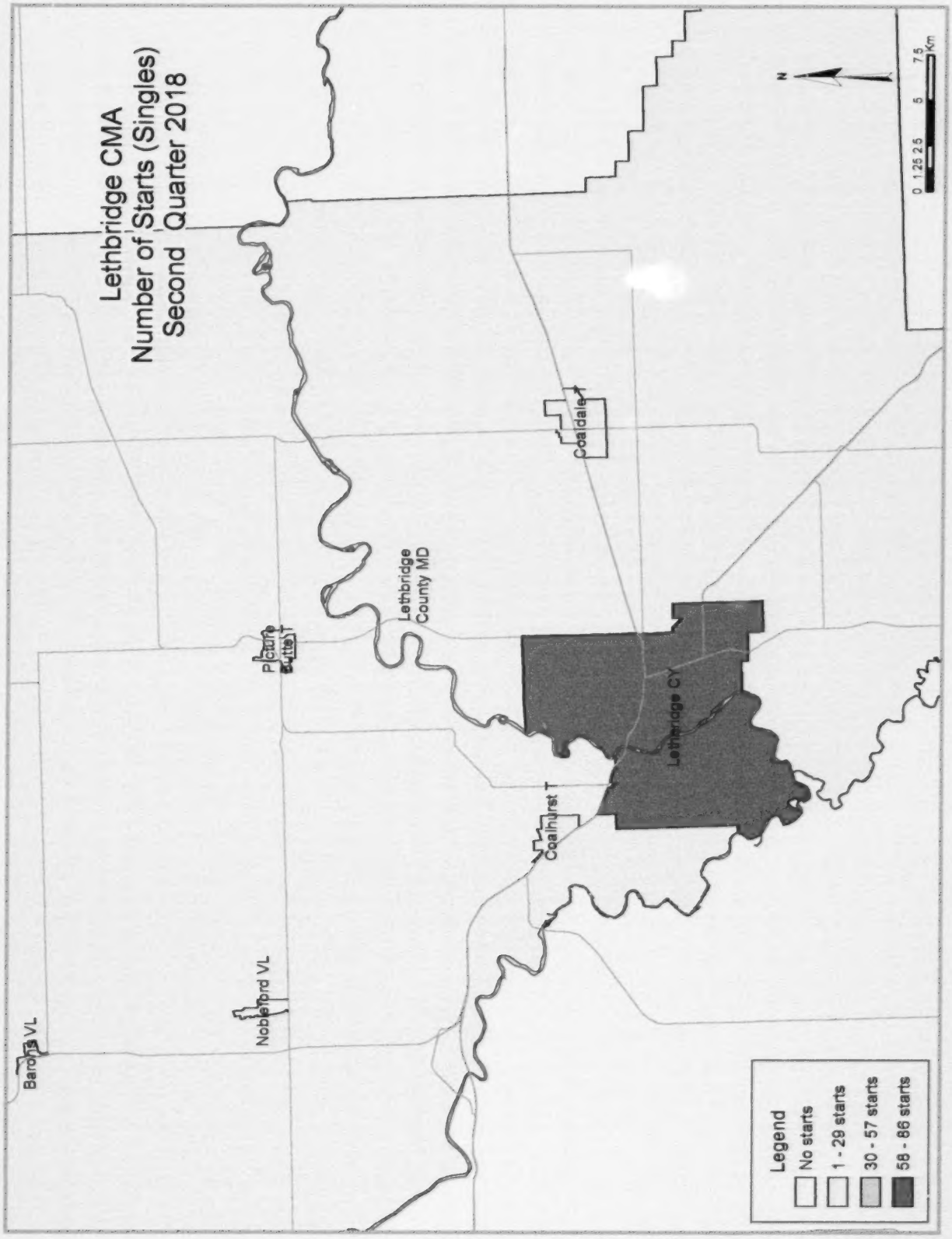
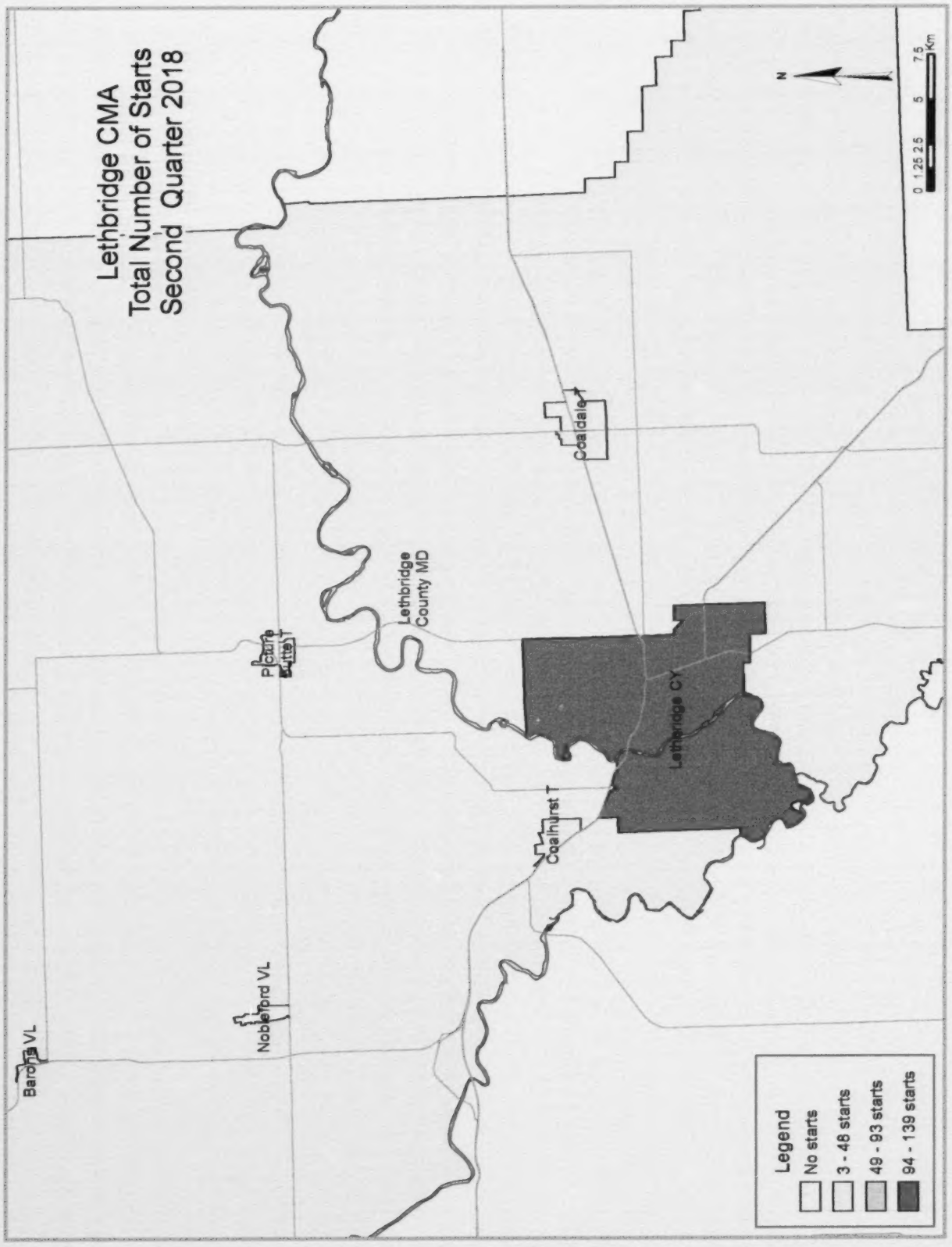
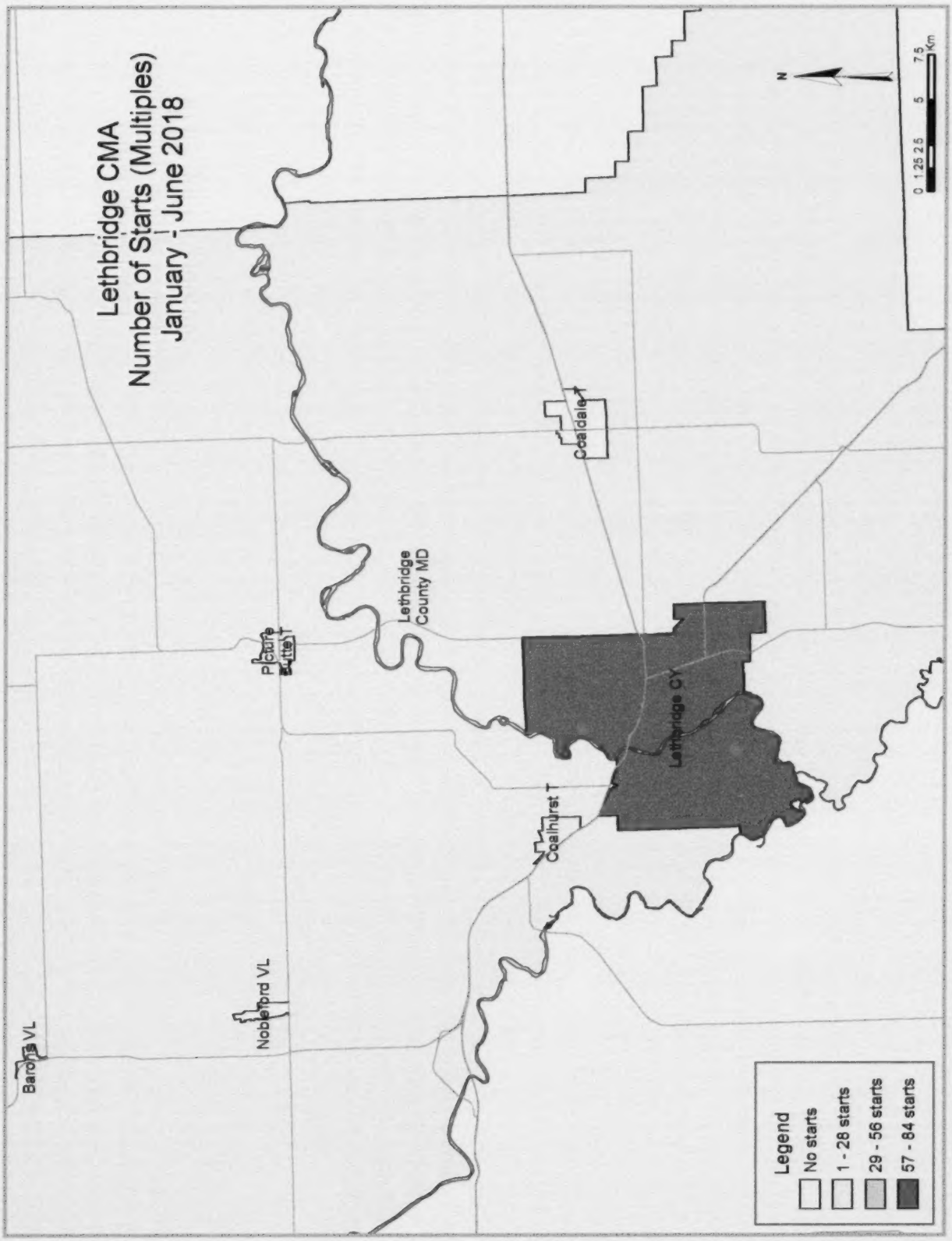
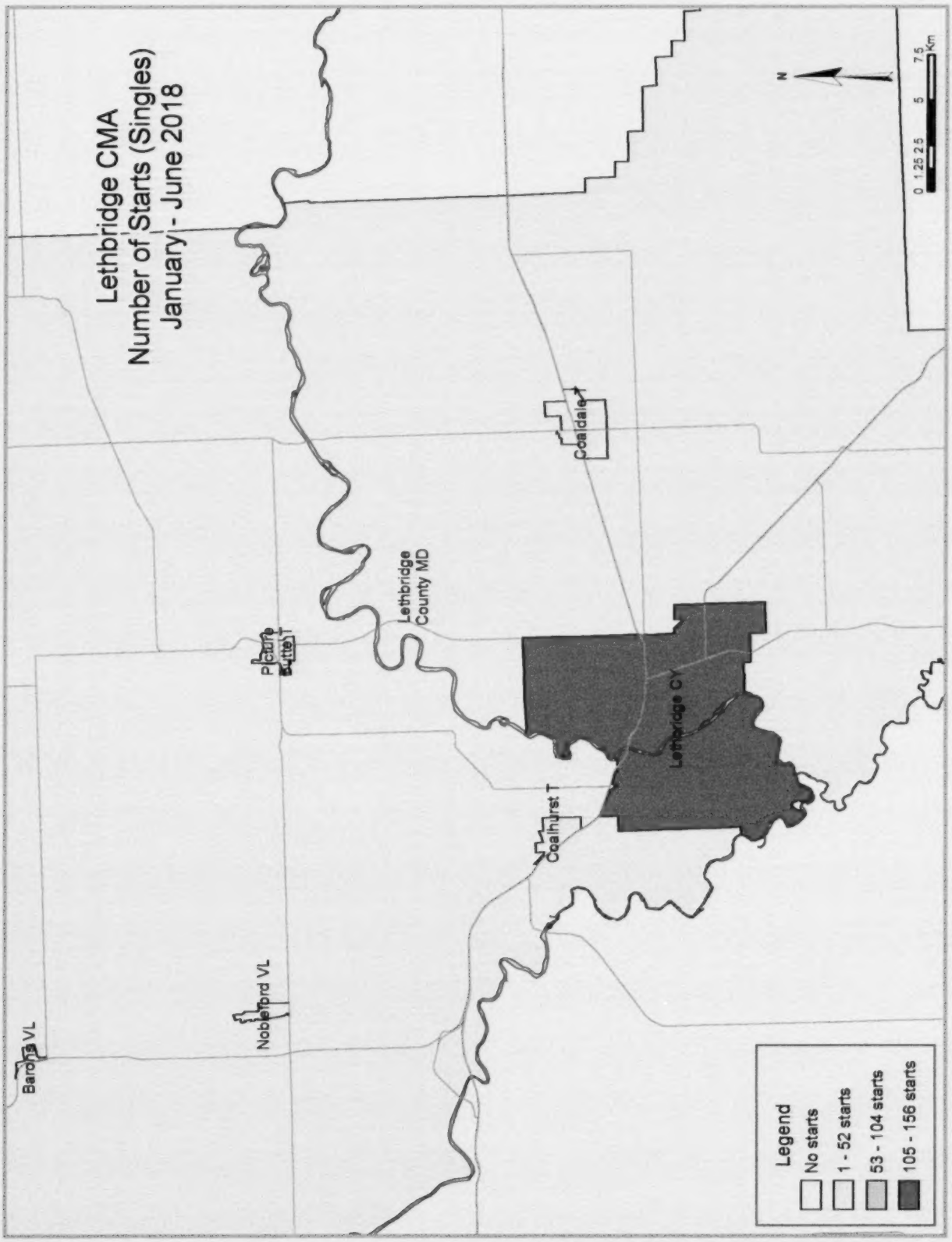
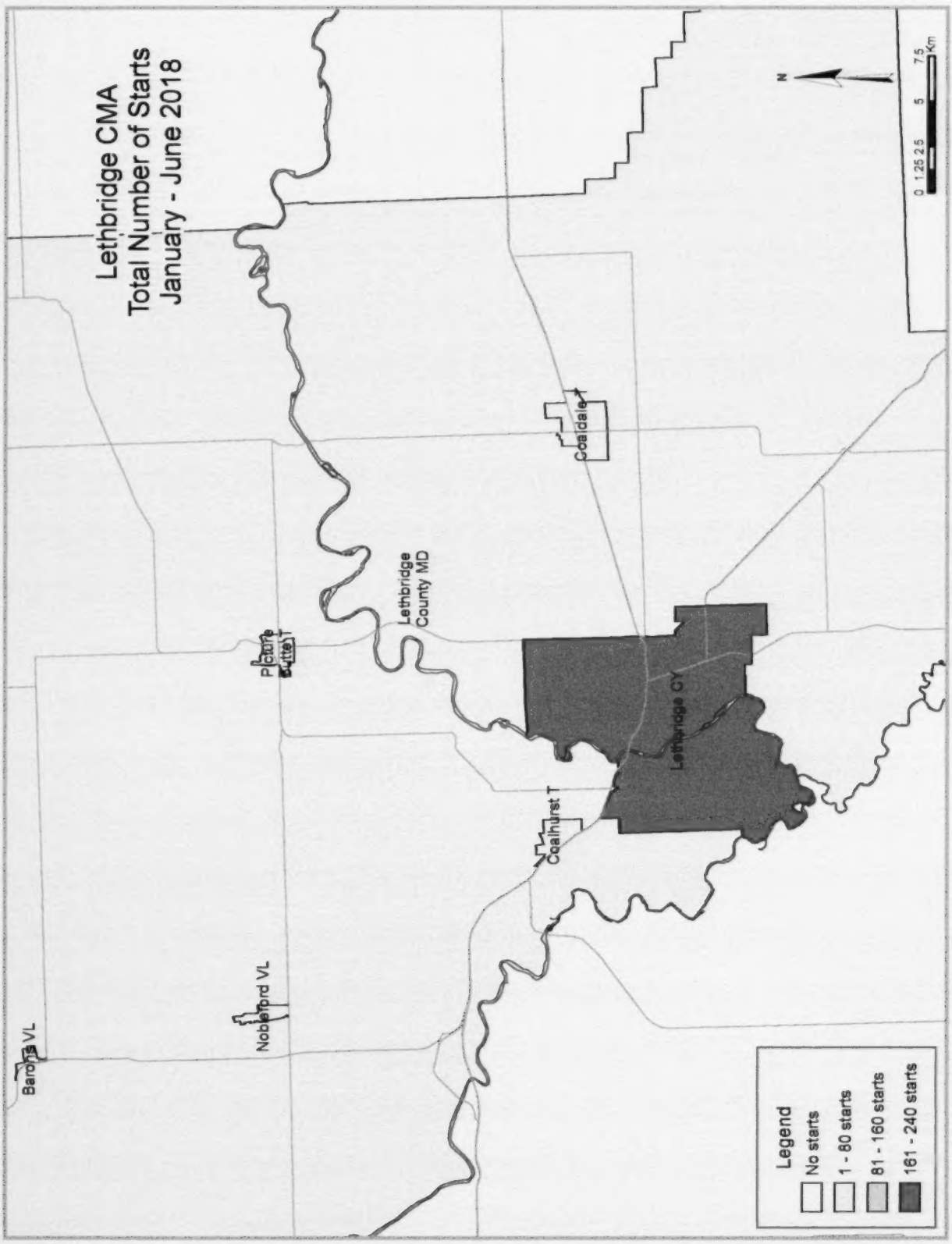

Lethbridge CMA
Number of Starts (Multiples)
Second Quarter 2018
Coaldale T
Lethbridge County MD
Picture Butte T
Lethbridge CY
Coalhurst T
Nobleford VL
Barons VL
Legend
No starts
2 - 27 starts
28 - 53 starts
N
0 1.25 2.5 5 7.5 Km


Lethbridge CMA
Number of Starts (Singles)
Second Quarter 2018
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 86 starts
Lethbridge CY
Lethbridge County MD
Coaldale T
Coalhurst T
Picture Butte T
Nobleford VL
Barons VL
N
0 12.5 25 5 75 Km


Lethbridge CMA
Total Number of Starts
Second Quarter 2018
Legend
No starts
3 - 48 starts
49 - 93 starts
94 - 139 starts
Lethbridge CY
Lethbridge County MD
Coaldale T
Coalhurst T
Picture Butte T
Nobleford VL
Barons VL
N
0 1.25 2.5 5 7.5 Km


Lethbridge CMA
Number of Starts (Multiples)
January - June 2018
Legend
No starts
1 - 28 starts
29 - 56 starts
57 - 84 starts
Lethbridge CY
Lethbridge County MD
Coaldale T
Coalhurst T
Picture Butte T
Nobleford VL
Barons VL
N
0 1.25 2.5 5 7.5 Km


Lethbridge CMA
Number of Starts (Singles)
January - June 2018
Lethbridge County MD
Lethbridge CY
Coaldale T
Coalhurst T
Picture Butte T
Nobleford VL
Barons VL
Legend
No starts
1 - 52 starts
53 - 104 starts
105 - 156 starts
N
0 1.25 2.5 5 7.5 Km


Lethbridge CMA
Total Number of Starts
January - June 2018
Legend
No starts
1 - 80 starts
81 - 160 starts
161 - 240 starts
Lethbridge CY
Lethbridge County MD
Coaldale T
Coalhurst T
Picture Butte T
Nobleford VL
Barons VL
N
0 1.25 2.5 5 7.5 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Second Quarter 201

Lethbridge CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	486	487	402	450	389	425	422	415
Multiples	191	282	216	288	156	156	192	174
Total	677	769	618	738	545	580	615	589

	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	1,304	1,166	118	98	-16.9%	232	185	-20.3%
Multiples	384	660	45	55	22.2%	71	87	22.5%
Total	1,688	1,826	163	153	-6.1%	303	272	-10.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Lethbridge CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	98	16	0	0	21	4	0	14	153
Q2 2017	118	12	13	0	9	11	0	0	163
% Change	-16.9	33.3	-100.0	n/a	133.3	-63.6	n/a	n/a	-6.1
Year-to-date 2018	185	24	0	0	38	4	0	21	272
Year-to-date 2017	232	16	18	0	22	15	0	0	303
% Change	-20.3	50.0	-100.0	n/a	72.7	-73.3	n/a	n/a	-10.2
UNDER CONSTRUCTION									
Q2 2018	235	28	35	0	72	8	0	18	396
Q2 2017	335	22	31	0	65	57	0	0	510
% Change	-29.9	27.3	12.9	n/a	10.8	-86.0	n/a	n/a	-22.4
COMPLETIONS									
Q2 2018	132	10	0	0	17	0	0	113	272
Q2 2017	87	10	0	0	19	11	0	0	127
% Change	51.7	0.0	n/a	n/a	-10.5	-100.0	n/a	n/a	114.2
Year-to-date 2018	253	18	31	0	22	8	0	113	445
Year-to-date 2017	190	26	0	0	26	15	0	0	257
% Change	33.2	-30.8	n/a	n/a	-15.4	-46.7	n/a	n/a	73.2
COMPLETED & NOT ABSORBED									
Q2 2018	135	13	7	0	23	3	n/a	n/a	181
Q2 2017	123	5	0	0	11	1	n/a	n/a	140
% Change	9.8	160.0	n/a	n/a	109.1	200.0	n/a	n/a	29.3
ABSORBED									
Q2 2018	131	4	15	0	18	8	n/a	n/a	176
Q2 2017	99	9	0	0	16	11	n/a	n/a	135
% Change	32.3	-55.6	n/a	n/a	12.5	-27.3	n/a	n/a	30.4
Year-to-date 2018	252	11	21	0	29	16	n/a	n/a	329
Year-to-date 2017	221	25	1	0	24	16	n/a	n/a	287
% Change	14.0	-56.0	**	n/a	20.8	0.0	n/a	n/a	14.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barons VL									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2018	7	0	0	0	0	0	0	0	7
Q2 2017	18	0	0	0	0	0	0	0	18
Coalhurst T									
Q2 2018	1	2	0	0	0	0	0	0	3
Q2 2017	0	0	0	0	0	0	0	0	0
Lethbridge CY									
Q2 2018	86	14	0	0	21	4	0	14	139
Q2 2017	90	12	13	0	5	11	0	0	131
Lethbridge County MD									
Q2 2018	4	0	0	0	0	0	0	0	4
Q2 2017	4	0	0	0	0	0	0	0	4
Nobleford VL									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	2	0	0	0	0	0	0	0	2
Picture Butte T									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	4	0	0	0	4	0	0	0	8
Lethbridge CMA									
Q2 2018	98	16	0	0	21	4	0	14	153
Q2 2017	118	12	13	0	9	11	0	0	163

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Barons VL									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2018	12	0	0	0	0	0	0	0	12
Q2 2017	39	0	0	0	0	0	0	0	39
Coalhurst T									
Q2 2018	2	2	4	0	0	4	0	0	12
Q2 2017	5	0	0	0	0	0	0	0	5
Lethbridge CY									
Q2 2018	201	26	31	0	72	4	0	17	351
Q2 2017	267	22	31	0	59	57	0	0	436
Lethbridge County MD									
Q2 2018	14	0	0	0	0	0	0	1	15
Q2 2017	14	0	0	0	0	0	0	0	14
Nobleford VL									
Q2 2018	5	0	0	0	0	0	0	0	5
Q2 2017	5	0	0	0	0	0	0	0	5
Picture Butte T									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	5	0	0	0	6	0	0	0	11
Lethbridge CMA									
Q2 2018	235	28	35	0	72	8	0	18	396
Q2 2017	335	22	31	0	65	57	0	0	510

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Barons VL									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2018	16	0	0	0	0	0	0	0	16
Q2 2017	10	0	0	0	0	0	0	0	10
Coalhurst T									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	1	0	0	0	0	4	0	0	5
Lethbridge CY									
Q2 2018	107	10	0	0	17	0	0	113	247
Q2 2017	75	10	0	0	19	7	0	0	111
Lethbridge County MD									
Q2 2018	5	0	0	0	0	0	0	0	5
Q2 2017	1	0	0	0	0	0	0	0	1
Nobleford VL									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	0	0	0	0	0	0	0	0	0
Picture Butte T									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q2 2018	132	10	0	0	17	0	0	113	272
Q2 2017	87	10	0	0	19	11	0	0	127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barons VL									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q2 2018	4	0	0	0	0	0	n/a	n/a	4
Q2 2017	6	0	0	0	0	0	n/a	n/a	6
Coalhurst T									
Q2 2018	2	0	0	0	0	0	n/a	n/a	2
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CY									
Q2 2018	129	13	7	0	22	3	n/a	n/a	174
Q2 2017	117	3	0	0	11	1	n/a	n/a	132
Lethbridge County MD									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	2	0	0	0	0	n/a	n/a	2
Picture Butte T									
Q2 2018	0	0	0	0	1	0	n/a	n/a	1
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q2 2018	135	13	7	0	23	3	n/a	n/a	181
Q2 2017	123	5	0	0	11	1	n/a	n/a	140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Barons VL									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q2 2018	19	0	0	0	0	0	n/a	n/a	19
Q2 2017	9	0	0	0	0	0	n/a	n/a	9
Coalhurst T									
Q2 2018	2	0	0	0	0	0	n/a	n/a	2
Q2 2017	2	0	0	0	0	4	n/a	n/a	6
Lethbridge CY									
Q2 2018	103	4	15	0	18	8	n/a	n/a	148
Q2 2017	85	9	0	0	16	7	n/a	n/a	117
Lethbridge County MD									
Q2 2018	5	0	0	0	0	0	n/a	n/a	5
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Nobleford VL									
Q2 2018	1	0	0	0	0	0	n/a	n/a	1
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Picture Butte T									
Q2 2018	1	0	0	0	0	0	n/a	n/a	1
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Lethbridge CMA									
Q2 2018	131	4	15	0	18	8	n/a	n/a	176
Q2 2017	99	9	0	0	16	11	n/a	n/a	135

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Lethbridge CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	487	36	79	0	32	132	3	0	769
% Change	0.2	-18.2	51.9	n/a	-46.7	**	n/a	n/a	13.6
2016	486	44	52	0	60	35	0	0	677
% Change	-14.3	22.2	-23.5	n/a	-6.3	-62.8	n/a	-100.0	-18.7
2015	567	36	68	0	64	94	0	4	833
% Change	11.4	-10.0	n/a	-100.0	-47.1	**	n/a	n/a	23.2
2014	509	40	0	2	121	4	0	0	676
% Change	-5.6	-42.9	n/a	n/a	**	-33.3	n/a	-100.0	4.3
2013	539	70	0	0	29	6	0	4	648
% Change	-2.4	133.3	n/a	n/a	-14.7	-85.4	n/a	33.3	-1.8
2012	552	30	0	0	34	41	0	3	660
% Change	12.4	-59.5	-100.0	n/a	-74.2	-28.1	-100.0	n/a	-13.8
2011	491	74	4	0	132	57	8	0	766
% Change	-11.4	2.8	-71.4	n/a	69.2	9.6	n/a	n/a	-0.5
2010	554	72	14	0	78	52	0	0	770
% Change	-9.5	-16.3	133.3	n/a	4.0	-57.4	-100.0	n/a	-15.1
2009	612	86	6	0	75	122	6	0	907
% Change	-19.5	19.4	n/a	n/a	92.3	**	0.0	-100.0	-0.7
2008	760	72	0	0	39	32	6	4	913

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	7	18	0	0	0	0	0	0	7	18	-61.1
Coalhurst T	1	0	2	0	0	0	0	0	3	0	n/a
Lethbridge CY	86	90	14	12	21	18	18	11	139	131	6.1
Lethbridge County MD	4	4	0	0	0	0	0	0	4	4	0.0
Nobleford VL	0	2	0	0	0	0	0	0	0	2	-100.0
Picture Butte T	0	4	0	4	0	0	0	0	0	8	-100.0
Lethbridge CMA	98	118	16	16	21	18	18	11	153	163	-6.1

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	14	35	0	0	0	0	0	0	14	35	-60.0
Coalhurst T	2	5	2	0	0	0	0	4	4	9	-55.6
Lethbridge CY	156	176	22	18	38	32	24	11	240	237	1.3
Lethbridge County MD	11	10	0	0	0	0	1	0	12	10	20.0
Nobleford VL	1	2	0	0	0	0	0	0	1	2	-50.0
Picture Butte T	1	4	0	6	0	0	0	0	1	10	-90.0
Lethbridge CMA	185	232	24	24	38	32	25	15	272	303	-10.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	0	0	0
Lethbridge CY	21	18	0	0	4	11	14	0
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	21	18	0	0	4	11	14	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	4	0	0
Lethbridge CY	38	32	0	0	4	11	20	0
Lethbridge County MD	0	0	0	0	0	0	1	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	38	32	0	0	4	15	21	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	7	18	0	0	0	0	7	18
Coalhurst T	3	0	0	0	0	0	3	0
Lethbridge CY	100	115	25	16	14	0	139	131
Lethbridge County MD	4	4	0	0	0	0	4	4
Nobleford VL	0	2	0	0	0	0	0	2
Picture Butte T	0	4	0	4	0	0	0	8
Lethbridge CMA	114	143	25	20	14	0	153	163

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	14	35	0	0	0	0	14	35
Coalhurst T	4	5	0	4	0	0	4	9
Lethbridge CY	178	210	42	27	20	0	240	237
Lethbridge County MD	11	10	0	0	1	0	12	10
Nobleford VL	1	2	0	0	0	0	1	2
Picture Butte T	1	4	0	6	0	0	1	10
Lethbridge CMA	209	266	42	37	21	0	272	303

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	16	10	0	0	0	0	0	0	16	10	60.0
Coalhurst T	3	1	0	0	0	0	0	4	3	5	-40.0
Lethbridge CY	107	75	10	10	17	19	113	7	247	111	122.5
Lethbridge County MD	5	1	0	0	0	0	0	0	5	1	**
Nobleford VL	0	0	0	0	0	0	0	0	0	0	n/a
Picture Butte T	1	0	0	0	0	0	0	0	1	0	n/a
Lethbridge CMA	132	87	10	10	17	19	113	11	272	127	114.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	29	15	0	0	0	0	0	0	29	15	93.3
Coalhurst T	8	5	2	2	0	0	0	4	10	11	-9.1
Lethbridge CY	194	163	16	24	53	26	121	11	384	224	71.4
Lethbridge County MD	18	5	0	0	0	0	0	0	18	5	**
Nobleford VL	3	1	0	0	0	0	0	0	3	1	200.0
Picture Butte T	1	1	0	0	0	0	0	0	1	1	0.0
Lethbridge CMA	253	190	18	26	53	26	121	15	445	257	73.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	4	0	0
Lethbridge CY	17	19	0	0	0	7	113	0
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	17	19	0	0	0	11	113	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	4	0	0
Lethbridge CY	53	26	0	0	8	11	113	0
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	53	26	0	0	8	15	113	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	16	10	0	0	0	0	16	10
Coalhurst T	3	1	0	4	0	0	3	5
Lethbridge CY	117	85	17	26	113	0	247	111
Lethbridge County MD	5	1	0	0	0	0	5	1
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	1	0	0	0	0	0	1	0
Lethbridge CMA	142	97	17	30	113	0	272	127

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	29	15	0	0	0	0	29	15
Coalhurst T	10	7	0	4	0	0	10	11
Lethbridge CY	241	187	30	37	113	0	384	224
Lethbridge County MD	18	5	0	0	0	0	18	5
Nobleford VL	3	1	0	0	0	0	3	1
Picture Butte T	1	1	0	0	0	0	1	1
Lethbridge CMA	302	216	30	41	113	0	445	257

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barons VL													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Coaldale T	0	0	0	0	0	0	0	0	0	0	0	-	-
Q2 2018	0	0.0	2	11.8	10	58.8	5	29.4	0	0.0	17	-	-
Q2 2017	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	-
Year-to-date 2018	0	0.0	5	17.2	16	55.2	8	27.6	0	0.0	29	-	462,917
Year-to-date 2017	1	8.3	1	8.3	10	83.3	0	0.0	0	0.0	12	-	-
Coalhurst T													
Q2 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q2 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	-	-
Year-to-date 2017	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	-	-
Lethbridge CY													
Q2 2018	7	7.1	52	53.1	24	24.5	11	11.2	4	4.1	98	-	420,096
Q2 2017	4	4.7	54	63.5	13	15.3	9	10.6	5	5.9	85	-	415,705
Year-to-date 2018	16	8.6	101	54.0	44	23.5	17	9.1	9	4.8	187	380,000	420,447
Year-to-date 2017	8	4.2	118	61.5	36	18.8	17	8.9	13	6.8	192	-	454,539
Lethbridge County MD													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nobleford VL													
Q2 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Picture Butte T													
Q2 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Lethbridge CMA													
Q2 2018	7	5.9	58	48.7	34	28.6	16	13.4	4	3.4	119	390,000	413,465
Q2 2017	4	4.1	59	60.2	21	21.4	9	9.2	5	5.1	98	380,000	414,334
Year-to-date 2018	16	6.9	117	50.6	62	26.8	27	11.7	9	3.9	231	385,000	414,221
Year-to-date 2017	11	5.1	128	59.5	46	21.4	17	7.9	13	6.0	215	375,000	416,989

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	-	n/a	462,917	-	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	420,096	415,705	1.1	420,447	454,539	-7.5
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	413,465	414,334	-0.2	414,221	416,989	-0.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

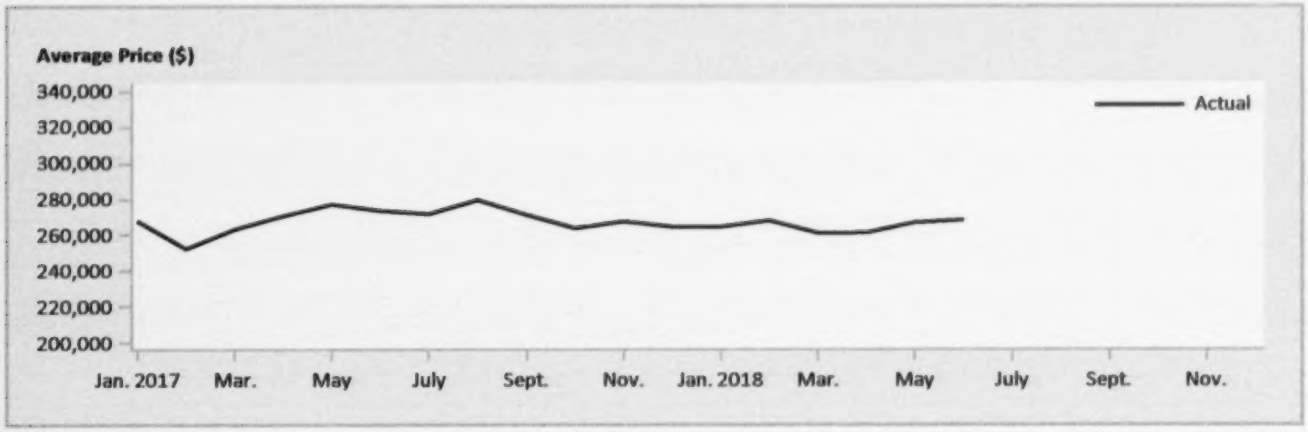


Figure 5.2: MLS® Residential Sales for Lethbridge

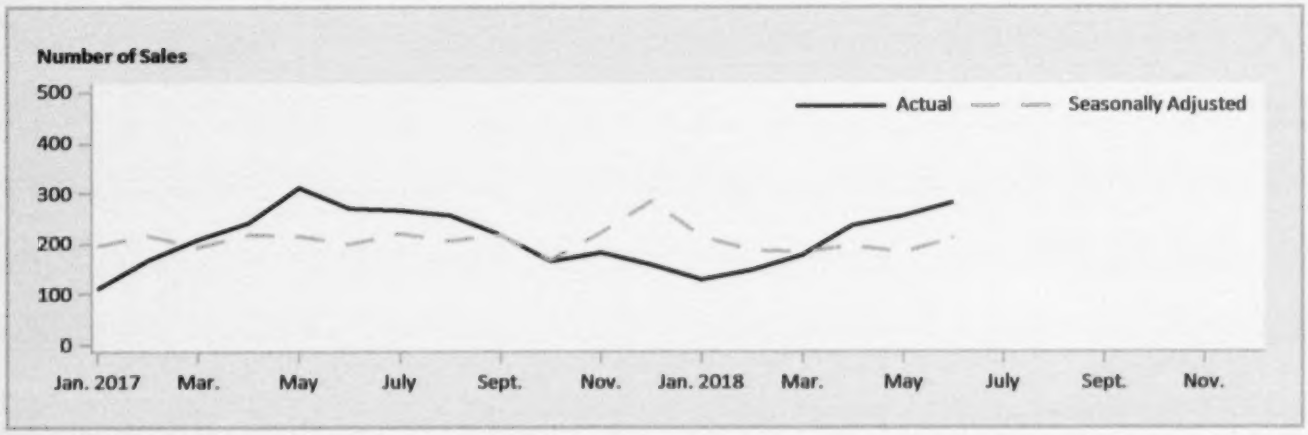
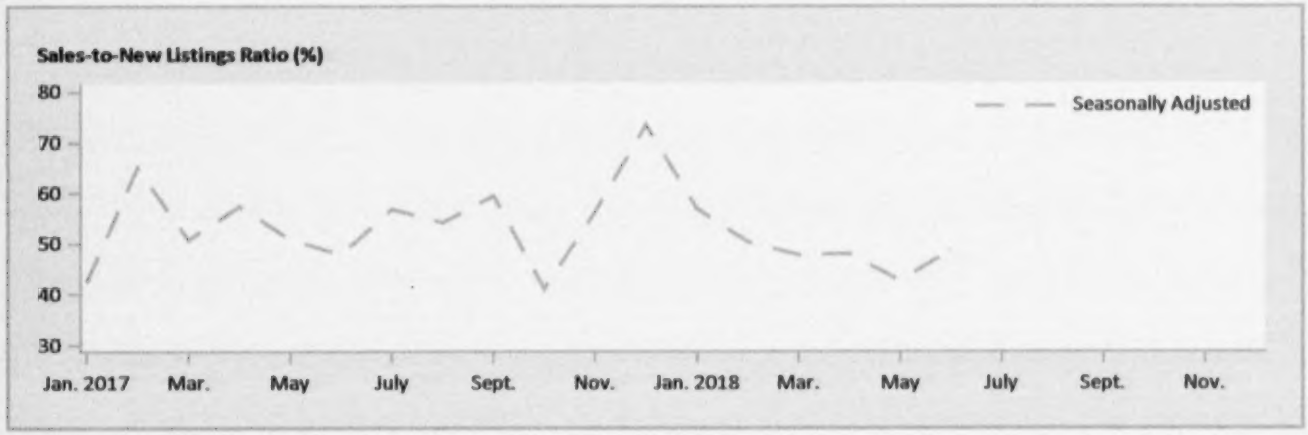


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; institutional accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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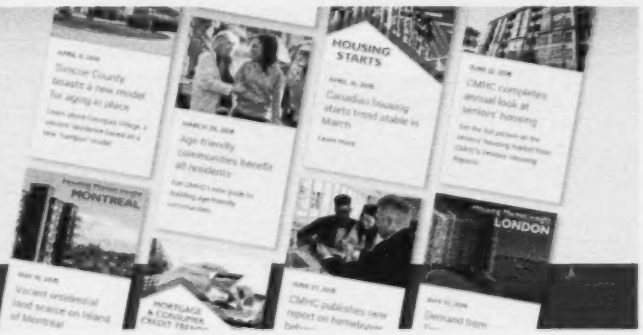

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